

City of Tucson Amendments to the 2012 International Building Code

Section 101.1 Title. INSERT: [name of jurisdiction] as “City of Tucson.”

Section 101.4 Referenced codes. REVISE section by DELETING the paragraph and REPLACING it with the following:

The other codes listed in Sections 101.4.1 through 101.4.9, as locally amended, and referenced elsewhere in this code shall be considered part of the requirements of this code and governed by the administrative provisions of this code to the prescribed extent of each such reference.

Section 101.4.3 Plumbing. REVISE section by DELETING the last sentence.

Section 101.4.4 Property maintenance. DELETE section in its entirety.

ADD new section 101.4.7 to read:

Section 101.4.7 Electrical. The provisions of the 2011 *National Electrical Code* shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

ADD new section 101.4.8 to read:

Section 101.4.8 Outdoor Lighting. The provisions of the City of Tucson/Pima County Outdoor Lighting Code shall apply to all new construction and major additions to land uses, developments, buildings, structures and light fixtures.

ADD new section 101.4.9 to read:

Section 101.4.9 Existing Buildings. The provisions of the 2012 *International Existing Building Code* shall apply when approved by the Building Official.

Section 105.1 Required. AMEND section by ADDING the following sentence to the end of the paragraph to read:

See amendments to section 3303 for demolition permit requirements.

Section 105.1.1 Annual Permits. REVISE section by ADDING the following to the end of the paragraph:

The applicant for the annual permit shall be an architect or engineer registered and residing in the State of Arizona and who shall be directly responsible for compliance with this code with respect to all work which would otherwise require a permit. All new applications shall be approved by the Building Official and be accompanied by a complete set of plans of affected buildings with a scope of work and operations section clearly outlined. Annual permits shall not be granted for buildings or facilities not currently operating under a valid Certificate of Occupancy. Granting of an annual permit does not eliminate the requirements of section 110.

Fees for annual permits shall expire on December 31st of each year and shall be renewed and approved for permit status to be maintained. The permit will be suspended if the applicant no longer employs the approved registrant. If this occurs, the plant shall notify the Building Official and call for immediate inspection of any ongoing work until such time that a replacement registrant is approved by the Building Official. The Building Official may revoke an annual permit at any time for failure to comply with the annual permit requirements.

A summary report of all work done under the annual permit shall be prepared by the registrant and submitted annually to the Building Official. Work conducted under the annual permit may be reviewed and inspected by the Building Official while the work is in progress or on an annual basis.

The following work shall not be covered within the scope of the annual permit and shall require separate permitting:

1. Any work creating a different occupancy group for all or any portion of a building.
2. Any work creating a different building type for all or any part of a building.
3. Any work that adds, alters, removes or penetrates rated fire or smoke control assemblies, exit courts, exit passageways or horizontal exits.
4. Any work that provides for the relocation of more than five sprinkler heads.
5. Any work that modifies load bearing structures.

Section 105.2 Work exempt from permit (Building). REVISE the building section by ADDING new items 14 to 17 as follows:

14. Any work accomplished under the auspices of and owned and controlled by the United States of America or the State of Arizona.
15. Amusement devices or structures located on a site for no more than 30 calendar days.
16. Tents or membrane structures provided the area does not exceed 400 square feet or 900 square feet if a minimum two sides are open.
17. Re-roofing of existing buildings with similar materials regardless of value.

Section 105.2 Work exempt from permit (Electrical). REVISE the electrical section by ADDING a new fourth paragraph as follows:

Other items:

1. Power for amusement devices and carnival rides in place on site for less than 30 calendar days and not connected to a utility company's facilities.
2. Repair or replacement of fixed motors and transformers of the same type and rating in the same location.
3. Temporary decorative lighting.
4. Repair or replacement of current-carrying parts of any switch, contractor, control device, or overcurrent device of the required capacity in the same location.
5. Electrical wiring, devices, appliances, apparatus or equipment operating less than 25 volts and not capable of supplying more than 50 volt-amps.

Section 105.2 Work exempt from permit (Mechanical). REVISE the mechanical section by ADDING new item number 8 as follows:

8. Replacement of evaporative coolers with like coolers.

Section 105.3 Application for permit. REVISE section by ADDING new items 8 as follows:

8. Identify the name of the person or contractor who will perform the work. When a licensed contractor is required by A.R.S., identify the license number or state the exemption of A.R.S. 32-1121 claimed which exempts the requirement for a licensed contractor to do the proposed work.

Section 105.3.2 Time Limit of Application. DELETE in its entirety and REPLACE as follows:

Section 105.3.2 Time Limit of Application. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 180 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. An application shall not be extended more than once. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of application. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

ADD new Section 107.6 Model plans:

Section 107.6 Model plans. When two or more buildings are to be built from a single model plan, without substantial modification as defined by the Building Official, multiple permits may be issued from a single set of model construction documents.

A model plan approved by a jurisdiction having an Intergovernmental Agreement with the City of Tucson may be accepted by the Building Official and assessed an administrative fee of 25% of the building plan review fee.

ADD new Section 109.5.1 to read:

Section 109.5.1. Plan Review Fees. When submittal documents are required by Section 107.1, a plan review fee shall be paid at the time of acceptance of the submittal documents for plan review. Said fee shall be in accordance with the fee schedule adopted by this jurisdiction.

The plan review fees are separate from and in addition to the permit fees specified in Section 109.2.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee shall be charged in accordance with the fee schedule adopted by this jurisdiction.

Section 109.6 Refunds. DELETE section in its entirety and REPLACE as follows:

Section 109.6 Fee Refunds. The Building Official may authorize full refund of a fee paid hereunder, which was erroneously paid or collected, and may authorize:

1. Refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
2. Refunding of not more than 80 percent of the plan review fee paid when an applicant for a permit for which a plan review fee has been paid is withdrawn or cancelled before any examination time has been expended.
3. The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

ADD new Sections 111.4.1, 111.4.2, 111.4.3, 111.4.4 as follows:

Section 111.4.1 Notice of Hearing. Except as provided by section 110.4.3, no Certificate of Occupancy shall be revoked prior to ten (10) days after delivery to both the owner and occupant of written notice of intent to revoke said Certificate of Occupancy. During this 10-day period the owner and occupant may appeal the decision to the Advisory Appeals Board. The Building Official shall schedule the hearing within fifteen (15) days after receipt of the appeal and payment of the fee prescribed in the fee schedule. The Board may affirm, modify, or reverse the Building Official's action. A decision of the Advisory/Appeals Board, made at a duly scheduled and publicly noticed meeting, unless otherwise stated by the Advisory/Appeals Board in the body of said decision, shall be final. No further appeal is available to City boards or officials. Persons aggrieved by final decisions of the Advisory/Appeals Board must file their appeals in Superior Court.

Section 111.4.2 Posting. In addition to the delivery of the notice to revoke the Certificate of Occupancy, a copy thereof shall be posted in a conspicuous place on the outside of the premises concerned.

Section 111.4.3 Immediate Hazards. If, in the opinion of the Building Official, an immediate hazard to life or limb exists in any occupancy for any reason, the Certificate of Occupancy may be revoked immediately and such shall be accomplished when notice is given the person in charge of the premises. After such revocation, the owner or occupant may set the matter for hearing with the Advisory/Appeals Board in accordance with Section 113.

Section 111.4.4 Utilities. Upon revocation of the Certificate of Occupancy, utility connections for the premises involved shall be disconnected or discontinued by the utility company when ordered by the Building Official until the Certificate of Occupancy is restored.

ADD new Section 112.1.1 as follows:

Section 112.1.1 Service conductors. All service conductors, power and communication, shall be installed underground for all new construction. The requirement for underground conductors may be waived by the Building Official where:

- A. Existing buildings on the block are served with overhead conductors.

- B. The installation, when compared to the use of the overhead conductors, would create a hazard or not be feasible. A feasibility study will be required at the time the request for waiver is made.

ADD new Section 112.2.1 as follows:

Section 112.2.1 Construction power. Construction power is a privilege granted under the jurisdiction for convenience during construction. Construction power may be from either temporary power poles or through the permanent power panel. A surety bond will not be required for construction power except in cases where the construction power privilege has been previously revoked. Each 120 volt circuit used for construction power shall be GFCI protected. Construction power may be revoked at any time for:

- A. Suspension or abandonment of the work per Section 105.5 or 105.6.
- B. Tampering with the electrical service panel in violation of the National Electric Code and the power company requirements.
- C. Use of construction power for temporary or permanent occupancy.
- D. Failure to protect each energized 1220 volt circuit with a ground fault circuit interrupter.
- E. Failure to properly close-off all openings in the panel box and enclosure panel.
- F. Failure to make corrections to other work as required in the technical codes.
- G. Creating dangerous or unsafe conditions.

Section 113. Board of Appeals. ADD a new section 113.4 as follows: AND a new subsection 113.4 as follows:

Section 113.4 Court Review of Board Decision. A decision of the Advisory/Appeals Board, made at a duly scheduled and publicly noticed meeting, unless otherwise stated by the Advisory/Appeals Board in the body of said decision, shall be final. No further appeal is available to City or County boards or officials. Persons aggrieved by final decisions of the Advisory/Appeals Board must file their appeals in the Superior Court.

Section 202 Definitions: Swimming Pool. REVISE section by DELETING the fragment “24 inches (610 mm)” and replacing it with “18 inches”.

Section 308.3 Group I-1. REVISE section by DELETING all occurrences of the number “16” and REPLACING them with the number “10”.

Section 308.3.2 Six to sixteen persons receiving care. REVISE section by DELETING the numbers “sixteen” and “16” and REPLACING them with “ten” and “10” respectively.

Section 310.6 Residential Group R-4. REVISE section by DELETING the number “16” and REPLACING it with “10”.

Section 903.2.3 Group E. REVISE section by DELETING in its entirety and REPLACING as follows:

An automatic fire sprinkler system shall be provided throughout all Group E Occupancies.

Exception: One story buildings when each room used for instruction has at least one exit door directly to the outside at ground level, and when rooms used for assemble purposes have

at least one-half of the required exits directly to the exterior ground level, an automatic sprinkler system need not be provided.

Section 903.2.4 (Item 2) Group F-1. REVISE section by REPLACING the word “three” with the word “two”.

Section 903.2.7 (Item 2) Group M. REVISE section by REPLACING the word “three” with the word “two”.

Section 903.2.8.1 Group R-3 or R-4 congregate residences. Is hereby AMENDED by REPLACING the number “16” with the number “10”.

Section 903.2.9 (Item 2) Group S-1. REVISE section by REPLACING the word “three” with the word “two”.

Section 903.2.11.1 Stories and basements without openings. REVISE section by REPLACING the first paragraph with the following:

An automatic sprinkler system shall be installed throughout every story of all buildings where the floor area exceeds 1500 square feet, and all basements regardless of size, where there is not provided at least one of the following types of exterior openings:

Section 903.2.11.3 Buildings 55 feet or more in height. REVISE the section by DELETING it in its entirety and REPLACING it as follows:

Section 903.2.11.3 Buildings more than two stories.

An automatic sprinkler system shall be installed throughout all buildings more than two stories or with a floor level having an occupant load of 30 or more that is located 55 feet or more above the lowest level of fire department vehicle access.

Exception: Open parking garages.

Section 903.3.1.1.1 Exempt Locations. REVISE section by DELETING item number four in its entirety.

Section 904.11.2 System interconnection. REVISE section by ADDING the following to the end of the first sentence:
“and to all electrical receptacles located under the protected exhaust hood.”

Section 912.5 Backflow protection. DELETE reference to the International Plumbing Code and INSERT NFPA.

Section 1008.1.9.7 Delayed egress locks #5. Is hereby AMENDED by ADDING the following sentence:

Lettering shall be at least 1 inch (25 mm) in height and shall have a stroke of not less than 1/8 inch (3.2 mm), on a contrasting background.

Section 1008.1.9.8 Access-controlled egress doors, #3. Is hereby AMENDED by ADDING the following sentence after the words “PUSH TO EXIT”:

Lettering shall be at least 1 inch (25 mm) in height and shall have a stroke of not less than 1/8 inch (3.2 mm), on a contrasting background.

ADD new section 1609.5.1.1 to read:

Section 1609.5.1.1 Uplift resistance to minimize microburst effects. In addition to requirements in ASCE 7, minimum uplift resistance shall be determined by either method 1 or 2 below:

Method 1 Design-based wind uplift criteria. Wind uplift requirements shall be determined by using the design wind value of 110 mph within Table 2308.10.1 for the continuous load path transmitting the uplift forces from the rafter or truss tied to the foundation.

Method 2 Prescriptive-based wind uplift criteria (Please note that the requirements of this section are in addition to those required for the structural connection of wood members).

Method 2.1 Conventionally-framed wood or cold-formed steel structures. All bearing wall vertical connections provide a continuous load path from the joist or truss through the ledger or top plate to the bottom plate with approved structural sheathing or approved clips. Where clips are used, they shall be minimum Simpson H2.5 (A34 at ledger), or equivalent load capacity, or configuration to match connection and spaced at intervals not to exceed 24". At openings, lower cripple studs do not require clipping but king/trimmer studs require double clips at bottom and upper cripples require both full clipping to header as well as header to king stud. All platform framing requires either strapping listed for the purpose or continuous sheathing over rim joist from stud to stud vertically at each floor level.

Method 2.2 Masonry or concrete structures. If lateral design requires larger anchors or more conservative spacing, these may be used in lieu of those called out in this section.

Method 2.2.1 Roof bearing on wall top plate. Top plates shall be secured to masonry or concrete walls with minimum 0.5" embedded anchor bolts spaced at intervals not to exceed 48". Each joist or truss shall be clipped to plate at bearing with minimum Simpson H2.5 or equivalent load capacity and of configuration to match connection. Gable end joists or trusses shall also be clipped at intervals not to exceed 48".

Method 2.2.2 Roof bearing on wall ledger. Joists or trusses both parallel or perpendicular to a wall ledger shall be secured to masonry or concrete walls with minimum Simpson PA123 purlin anchors or equal with equivalent load capacity listed for the application and embedded into wall per listing at intervals not to exceed 48".

Method 2.3 Structural steel structures. Structural steel buildings shall have roof members attached by either welds, bolts or other similarly approved connections at intervals not to exceed 48". Ledger designs shall connect to roof trusses with strapping listed for the purpose at intervals not to exceed 48" on all diaphragm sides. If lateral design requires larger anchors or more conservative spacing, these may be used in lieu of those called out in this section.

ADD new Section 1610.1.1 as follows:

Section 1610.1.1 Presumptive active pressure. For typical unsaturated soils in Pima County, a presumptive active lateral pressure of 35pcf may be used without a geotechnical report. Level backfill is assumed with this active pressure. Surcharges shall be applied as necessary.

Section 1612.3 Establishment of flood hazard areas. Insert:[name of jurisdiction] as “The Flood Insurance Study for the City of Tucson”; and insert:[date of issuance] as “August 2, 1982.”

Section 1704.5 Masonry construction. REVISE section by DELETING Exception 4 and REPLACING with the following:

Exception 4: Nonessential facilities designed in accordance with Section 2107 with allowable masonry stresses reduced by one-half and the maximum value of f'_m limited to 1500 psi for concrete or clay masonry. The following limitations shall apply to this exception:

1. The unsupported height (or length)-to-thickness ratio of a building wall shall not exceed 20.
2. The soil retaining height for a retaining wall shall not exceed 4'-0" measured from the top of footing for an 8-inch-thick wall or 6'-0" for a 12-inch-thick wall.
3. The height-to-thickness ratio shall not exceed 10 for a cantilevered masonry fence or combination masonry fence and retaining wall as measured from the top of footing to the top of wall. If a combination fence/retaining wall consists of more than one wall thickness, the smallest thickness shall be used in determining the height-to-thickness ratio.

Any portion or portions of a structure in which the design masonry stresses exceed one half the allowable masonry stresses, shall require Special Inspection for that portion or portions of the structure.

ADD new Section 1806.2.1 as follows:

Section 1806.2.1 Presumptive coefficient of friction. For typical unsaturated soils in Pima County, a presumptive coefficient of friction for lateral sliding of 0.30 may be used without a geotechnical report. Friction resistance may be used in conjunction with passive pressure to resist sliding forces.

Section 2308.10.1 Wind uplift. REVISE section by DELETING the paragraph and REPLACING it with the following:

Uplift resistance shall comply with section 1609.5.1.1.

Section 3109 Swimming pool enclosures and safety devices.

Section 3109.1 General. DELETE existing text and add new Text as follows:

Section 3109.1 General. Swimming pools shall comply with the requirements of Sections 3109.2 through 3109.5, Arizona Administrative Code, Title 18, Chapter 5, Article 2. Public and Semipublic Swimming Pools and Spas as well as A.R.S. §36-1681, and other applicable sections of this code; whichever are more restrictive.

ADD new Section 3303.1.1 to read:

Section 3303.1.1 Notice. At least fifteen (15) days prior to the start of demolition, the applicant shall provide notice to the adjacent property owners of the proposed demolition. Confirmation of the notice may be submitted with the application.

Section 3303.4 Vacant lot. Add a sentence to the end of the section as follows:
No later than thirty (30) days following demolition, all building debris, trash, junk, dead organic materials, rodent harborage, combustible material, and any other material that may constitute a threat to public health and safety will be removed from the site and the site shall be stabilized to provide protection from safety and environmental hazards, including stabilization of the soil to prevent erosion or dust.

ADD new Section 3303.8 to read:

Section 3303.8 Bond. The Building Official may require a bond to be posted in an amount sufficient to insure that the site will be stabilized following the demolition.

ADD new Section 3303.9 to read:

Section 3303.9 Emergency Demolition. If the structured has been determined by the Building Official to be an imminent hazard to public safety and repairs would be impractical, emergency demolition procedures to be followed will be in accordance with the requirements for such sites and structured of Chapter 6 of the Tucson Code. Refer to Development Standard 4-01.0 for information on these procedures.

Section 3412.2 Applicability. Insert: [1928]

ADOPT **Appendices E** (Supplemental Accessibility Requirements), **G** (Flood-Resistant Construction), **I** (Patio Covers), and **J**.

Appendix J Grading. REVISE this section by ADDING a second paragraph to **J109.1 General** as follows:

Unless otherwise recommended by a registered design professional, drainage facilities and terracing shall be provided in accordance with the requirements of this section.

The City of Tucson Development Standard 11-01.0 is hereby adopted into Appendix J.